

City Council  
Atlanta, Georgia

09-0-1889  
U-74-27

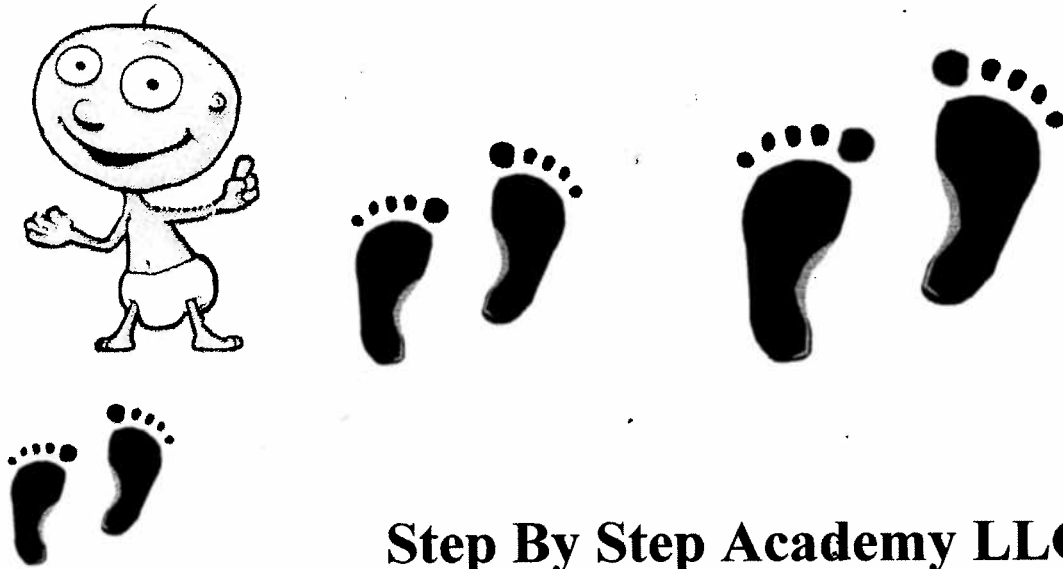
AN ORDINANCE  
BY: ZONING COMMITTEE

**AN ORDINANCE TO AMEND ORDINANCE U-74-27 AS ADOPTED BY THE CITY COUNCIL ON DECEMBER 9, 1974 AND APPROVED BY THE MAYOR ON DECEMBER 16, 1974 FOR THE PURPOSES OF APPROVING A TRANSFER OF OWNERSHIP FOR A SPECIAL USE PERMIT FOR A DAY CARE CENTER FOR PROPERTY LOCATED AT 1635 CAMPBELLTON ROAD, S.W. AND FOR OTHER PURPOSES.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the transfer (i.e. change of grantee) of Special Use Permit U-74-27, granting a Special Use Permit for a Day Care Center, property located at 1635 CAMPBELLTON ROAD, S.W. from THREE BEARS DAY CARE to STEPHANIE SMITH/STEP BY STEP ACADEMY is hereby approved, under the provision of Section 16-25.002 (2), to wit:

SECTION 2. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



**Step By Step Academy LLC**  
1635 Campbellton Road Atlanta, Georgia 30311  
404.755.0080

*To Whom It May Concern:*

*I am withdrawing my application requesting a Special Use Permit application number #U-09-012.*

*In lieu of this withdrawal, I am seeking the Transfer of Special Use Permit #U-92-20 which is currently in effect.*

*Thank you for your attention + cooperation in this matter.*

*Respectfully,*

*Rasheda Ali, Applicant  
Step by Step Academy*

RECEIVED  
SEP 15 2009  
DEPT. OF  
COMMUNITY  
DEVELOPMENT

# " ATTACHMENT A "

## AUTHORIZATION BY PROPERTY OWNER

(Required only if applicant is not the owner of property subject to the proposed Special Use Permit)

I, BRAD HOUTKIN, President Houthin Consulting Corp. (OWNER'S NAME)

SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1635-1639 Campbellton Rd., Atlanta, Ga. (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF FULTON COUNTY, GEORGIA, WHICH  
IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE  
PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

### NAME OF APPLICANT

LAST NAME ALI FIRST NAME RASHEDA

ADDRESS 1560 STREET NAME Bankhead Hwy SUITE

CITY ATLANTA STATE GA ZIP CODE 30318

### TELEPHONE NUMBER

AREA CODE ( 678 ) NUMBER 558-2148

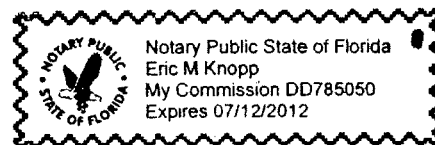
[Signature]  
Signature of Owner

Brad Houthin, President Houthin Consulting Corp.  
Print name of owner

Personally Appeared Before Me this 23 day of June, 2009.

[Signature]

Notary Public



## OWNER STATEMENT

I swear and affirm that I am/was the owner of the property subject to the proposed special permit transfer. I hereby grant the transfer of special permit located at

1635 Campbellton Rd (Property Address) to STEP BY STEP Academy (New owner/applicant).  
ATL., GA @ 1635 Campbellton Rd.  
ATL., GA

RASHEDA ALI, AGENT  
FOR STEP BY STEP ACADEMY  
Name

c/o 1635 Campbellton Road  
Address

ATL., GA 30311  
City State Zip Code

678.558.2148  
Telephone Number

## AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Bureau of Planning of the City of Atlanta to inspect the premises, which are the subject of this special permit transfer application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

Rasheda Ali, Agent for Step By Step Academy  
Owner or Agent of Owner (Applicant)

### NOTARIAL STATEMENT

PERSONALLY APPEARED BEFORE ME PERSON(S) OF THE ABOVE NAME(S), WHO SWEAR THAT THE INFORMATION CONTAINED IN THIS AFFIDAVIT IS TRUE AND CORRECT TO THEIR BEST KNOWLEDGE AND BELIEF.

Quander Mahoney  
Notary

August 27, 2009  
Date

RECEIVED  
SEP 10 2009  
BUREAU OF PLANNING

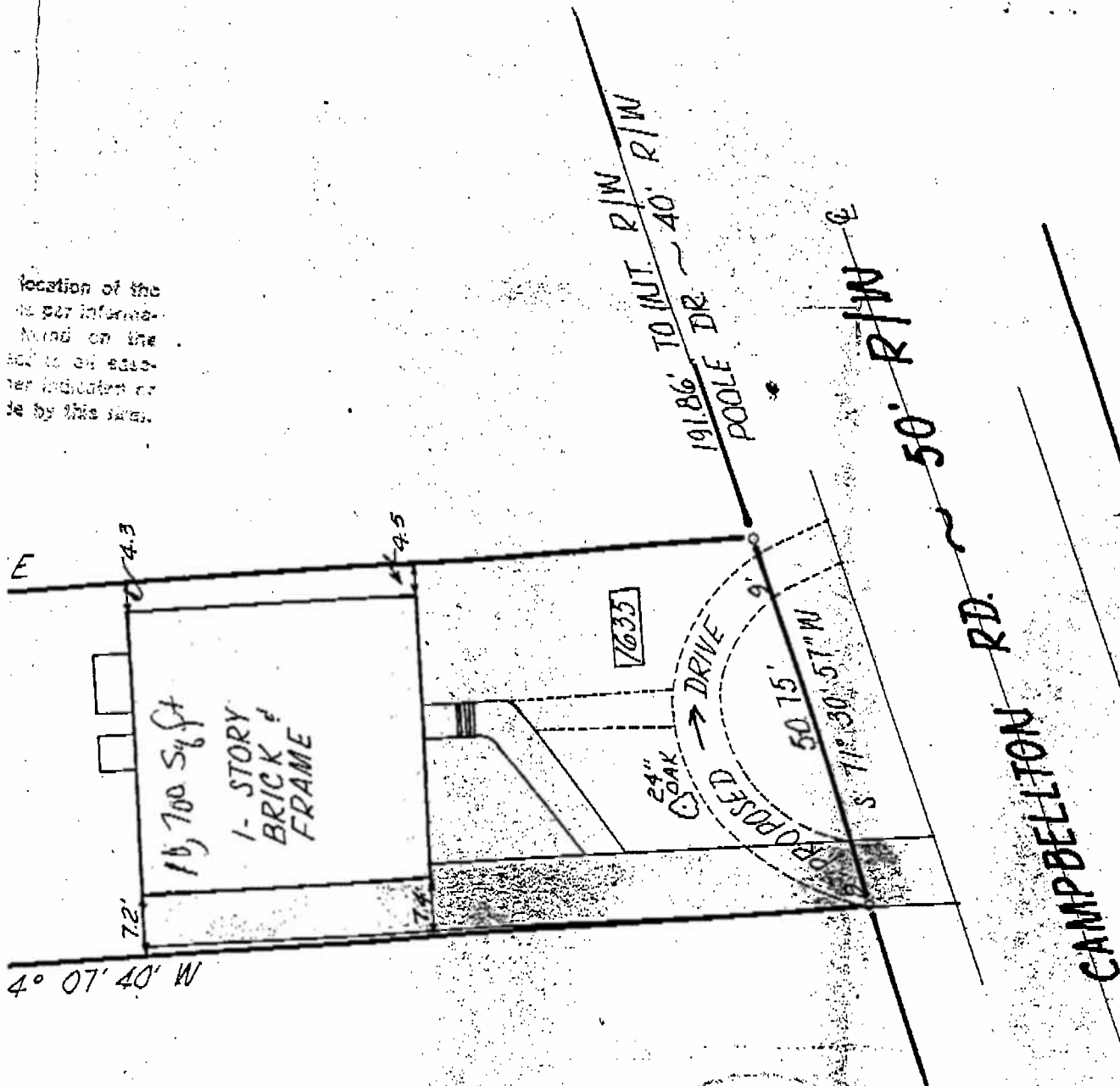
Date Filed 8-19-74

BE IT RESOLVED by the Council of the City of Atlanta, as follows:

Under the provisions of Article 27, Section 27.12, Item M  
of the Zoning Ordinance of the City of Atlanta a,  
Special Use Permit for Day Care Center  
to be located at 1635 Campbellton Road S.W.  
is granted to Charles Harden  
under the following conditions:

1. Conditional upon the site plan entitled "Three Bears Learning Day Care Center" prepared by Quality Civil Design, Inc., dated 8-5-74.

location of the  
as per informa-  
tion on the  
lot to an addi-  
tional indication or  
by this area.



ARNING DAY CARE CENTER

153,  
COUNTY, GA.  
PROPERTY SUB.  
8-5-74

14-27

QUALITY CIVIL DESIGN, INC.

2459 ROOSEVELT HWY.  
COLLEGE PARK, GA  
768-6488

74A7B

Smith and Right-of-Way weather conditions for  
300'. No deed research was made by the owner.

NR S/D

209.98'

S 4° 17' 48" E

207.55'

N 4° 07' 40" W

7.2'

15,700 Sq ft

1- STORY  
BRICK &  
FRAME

7.4'

4.3

4.5

1635

84" OAK

PROPOSED DRIVE

50.75'

S 71° 30' 57" W

191.86' T  
POOLE

CAMPBELLTON RD. ~ 50' R

ADJUTANT SURVEY FOR  
LEE BEARS LEARNING DAY CARE CENTER  
SITED IN LANDLOT 153,  
DISTRICT, FULTON COUNTY, GA.  
E 1" = 20' DATE 8-5-74



U-74-27

QUALITY CIVIL DESIGN, INC.

2459 BOOSEVELT HWY.  
COLLEGE PARK, GA.  
768-6488

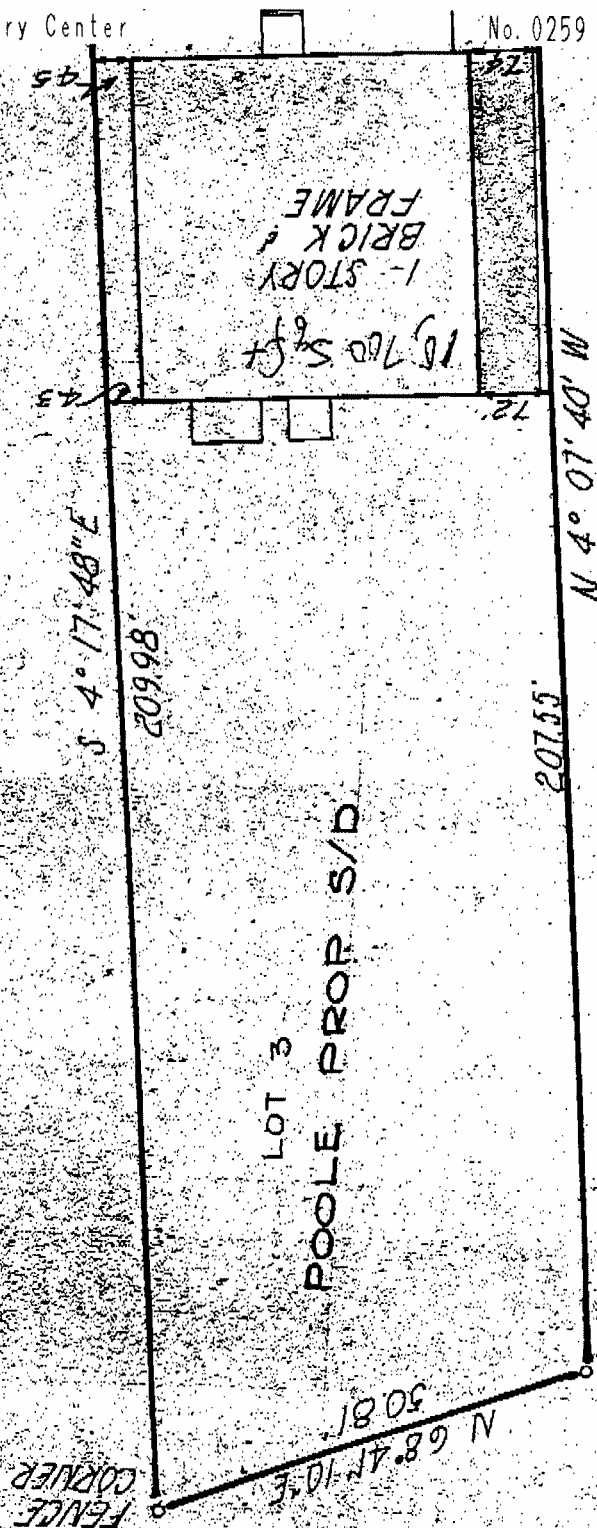
74A7B



MAGNETIC

Readings shown here have been calculated from a steel-taped and are based upon an observed magnetic compass reading.

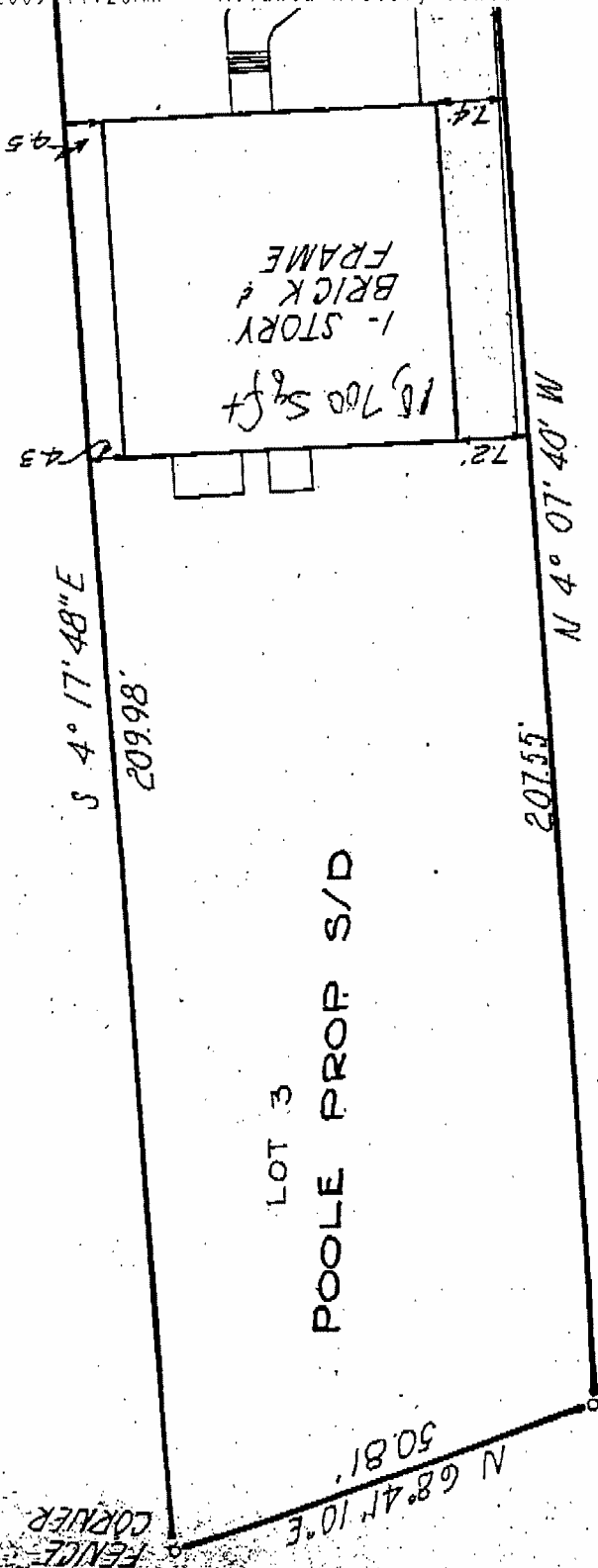
This survey was made for the location of the property lines and corners only as per information furnished and evidence found on the ground. This property is subject to all easements and Rights-of-Way whether indicated or not. No deed research was made by this firm.



BOUNDARY SURVEY FOR  
THREE BEARS LEARNING DAY CARE CI  
LOCATED IN LAND LOT 152

IN MY OPINION THIS PLAN IS A CORRECT  
REPRESENTATION OF THE  
LAND

any person and...  
stands. This property is...  
ments and Right-of-Way...  
ion. No deed record was made by this...



BOUNDARY SURVEY FOR  
THREE BEARS LEARNING DAY CARE CENT

LOCATED IN LANDLOT 153,  
14th DISTRICT, FULTON COUNTY, GA.  
LOT 73 OF THE POOLE PROPERTY SUB.  
SCALE 1" = 20' DATE 8-5-74

*Byron D. Manning*

0-74-27

0-74-27

QUA 7

## THIS APPLICATION MUST BE TYPEWRITTEN

The Council  
City of Atlanta  
Atlanta, Georgia

Gentlemen:

Under the provisions of Article 27.00, Section 27.12, Item M, of the Amended Zoning Ordinance of the City of Atlanta, adopted by the Mayor and Board of Aldermen on August 3, 1970, this application is being made to obtain Special Use Permit for: (Please be specific)

THREE BEARS LEARNING DAY CARE CENTER

on the property as below indicated.

1. DESCRIPTION OF PROPERTY INVOLVED:

ADDRESS 1635 Campbellton Road S.W.  
Property fronting 50.75 feet on the North side of  
Campbellton Road S.W. beginning 207.55 feet West  
from the corner of Pool Drive Depth of lot 212.8  
Area: Acres \_\_\_\_\_ or sq. ft. 10,700

LEGAL DESCRIPTION OF PROPERTY (Use separate sheets of paper if necessary):

ALL THAT TRACT or parcel of land lying and being in Land Lot 153 of the 14th. District

2. STATEMENT OF NECESSITY (Use separate sheets of paper):

Statement explaining reasons why proposed use should be permitted in this district:

3. APPLICANT AND OWNERSHIP INFORMATION (If more than one owner, applicants, or both, use additional sheets of paper):

(a) Owner Don Kent Russell Address 1635 Campbellton Road Telephone 755-3859  
(b) Applicant Charles Harden Address 590 Alfred Road N.W. Telephone 691-3116

Note: If (a) and (b) are not the same, Form 30-8 must be completed.

4. OTHER INFORMATION TO BE SUBMITTED WITH APPLICATION:

Three (3) copies of detailed drawings of land parcel and structures under review showing (where applicable) location and size of proposed and existing buildings, exact dimensions, parking (number of spaces required by ordinance and number of spaces provided), seating capacity of structure, location of means of ingress and egress, yard requirements, topographical information and any other information needed to determine the validity of this request.

AFFIDAVIT:

Personally appeared before me

who on oath deposes and says  
that the above is true to the best  
of his or her knowledge and belief.

Evelina R. Jackson  
Signature of Notary Public

Date August 15, 1974

Notary Public, Georgia, State at Large  
My Commission Expires June 11, 1978

Don Kent Russell  
Signature of Owner or Agent

(SIGNATURE MUST BE NOTARIZED)

## AFFIDAVIT "A"

THIS APPLICATION MUST BE TYPEWRITTEN

I, (We) the undersigned, certify that I (we) am (are) the owner (s) of the property described above, as shown by the records of FULTON County, and authorize (Name) CHARLES HARDEN  
(Address) 1635 CAMPBELLTON ROAD, S.W. Telephone 691-2316  
as agent to act in the pursuit of the ( ) re-zoning ( ) variance or ruling (X) special use permit of this property.

## AFFIDAVIT:

Personally appeared before me

Don Kent Russell,  
who on oath deposes and says  
that the above is true to the  
best of his or her knowledge  
and belief.

Notary Public, Georgia, State at Large  
My Commission Expires June 11, 1978

Eusebia R. Jackson  
Signature of Notary Public

Date August 19, 1974

SIGNATURES OF OWNER OR OWNERS:

Don Kent Russell  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(SIGNATURES MUST BE NOTARIZED)

## AFFIDAVIT "B"

I certify that as an Attorney at Law, I have been authorized by the owner to act in the pursuit of the ( ) re-zoning  
( ) variance or ruling ( ) special use permit of the property described in this application.

\_\_\_\_\_  
Name of Attorney at Law\_\_\_\_\_  
Address\_\_\_\_\_  
Telephone\_\_\_\_\_  
Signature of Attorney-at-Law

U-74-27

Charles Harden  
590 Alfred Rd. N.W.  
Atlanta Georgia

Zoning Committee  
August 20, 1974

Dear Sir,

A day care nursery is needed in this community to provide care for working parents of small children.

We feel we can offer a service this community will be happy to use.

Sincerely  
Charles Harden

Oct. 16. 2009 11:27AM Atlanta History Center

No. 0259—P. 11

BEGINNING at an iron pin on the Northwesterly side of Campbellton Road, 200 feet Southwesterly from the corner formed by the intersection of the Northwesterly side of Campbellton Road with the West side of Poole Drive, also known as Pool Drive; running thence Southwesterly along the Northwesterly side of Campbellton Road, 50 feet to an iron pin; running thence North at an interior angle of 77 degrees 51 minutes with the Northwesterly side of Campbellton Road, 212.8 feet to an iron pin; running thence North easterly, 50.4 feet to an iron pin; running thence South, 20 feet to an iron pin on the Northwesterly side of Campbellton Road and the point of beginning; being improved property having a one story frame house thereon and being known as No. 1635 Campbellton Road, S.W., Atlanta, Georgia.

GEORGIA, Fulton County, Clerk's Office Superior Court

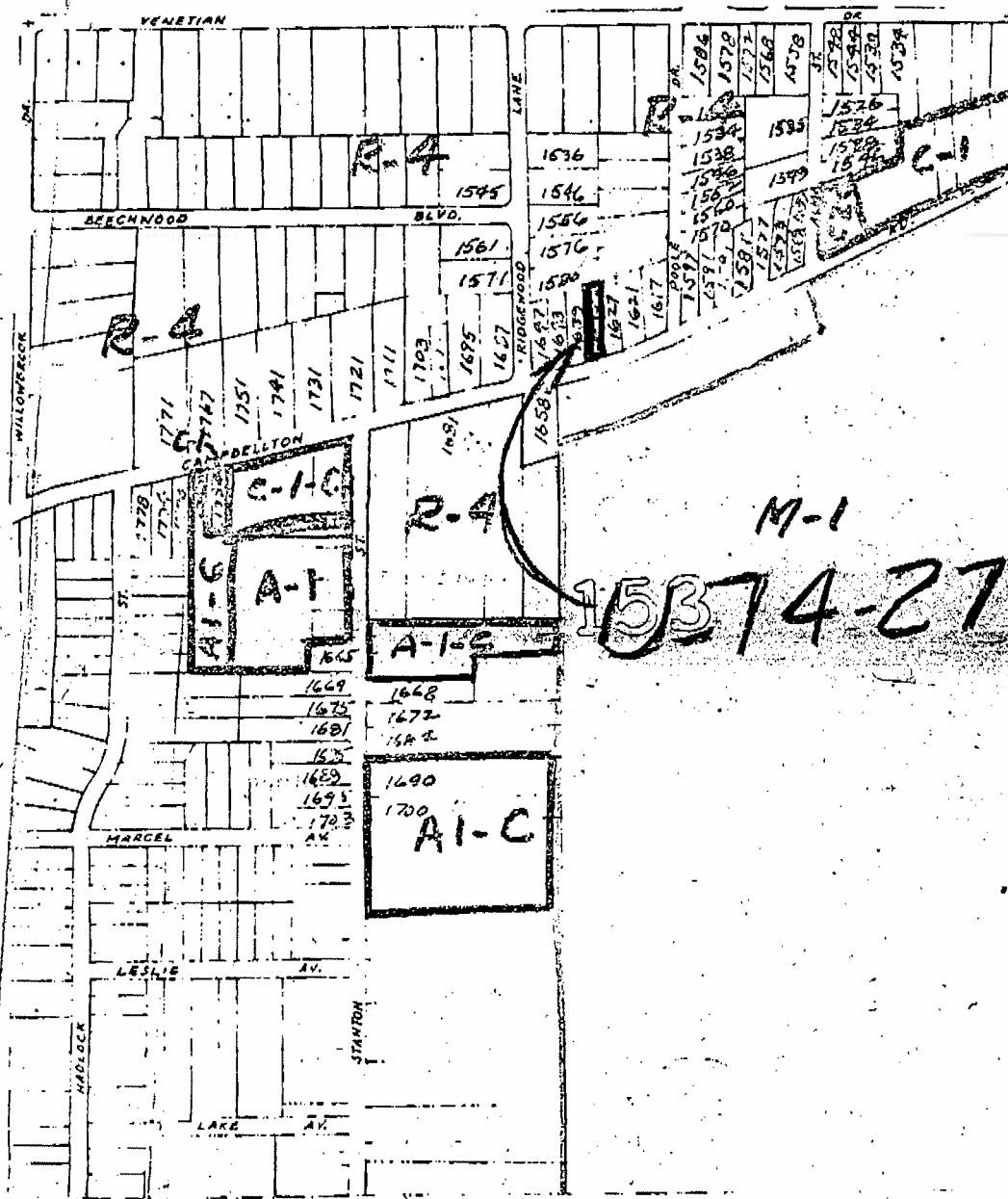
Filed for Record 12 day of July 19 65

8:22 a.m. Recorded July 17 1965

*J. H. Anderson*

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said part Y of the second part, himself, his heirs and assigns, forever, IN FEE SIMPLE.

And the said part ies of the first part, for themselves, their heirs, executors and administrators will warrant and forever defend the right to the above described property unto the said part Y of the second part, himself, his heirs and assigns, against the lawful claims of all persons whomsoever.



A RESOLUTION U-74-27

BY THE COUNCIL

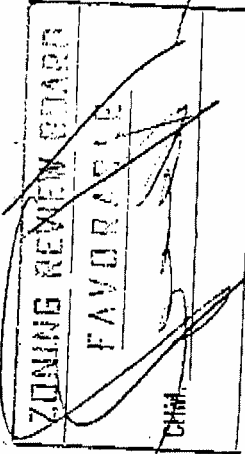
An application for a special use permit for Child care center to be located at 1635 Campbellton Road S.W., fronting 50.75 feet on the north side of Campbellton Road S.W., beginning 207.55 feet west from the corner of Pool Drive. Depth 212.8 feet. Area 10,700 square feet.

Land Lot 153, 14th District, Fulton County, Georgia.

Owner - Don Kent Russell  
Applicant - Charles Harden

Date Filed - 8-19-74 Council Dist. 11

REFERRED TO

Development Comm.OCT 7 197419

OCT 23 1974

11-27-74  
Held in Development Board  
with 12-9-74 SECOND READING

ADOPTED BY  
CITY COUNCIL DEC 9 1974

FAVORABLE REPORT

COM. Development

DATE 12-16-74

By Charles HardenFor Don Kent RussellBy John H. CallahanFor John H. Callahan

CERTIFIED

DEC 9 1974

President City Council

CERTIFIED

DEC 9 1974

Clerk of Council

APPROVED

DEC 16 1974

Mayor Maynard Jackson